

OK

6017

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Blaine C Ducat

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bernice E. Brustol, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot One (1) Block Seventeen (17), North Klamath Falls, Addition to the City of Klamath Falls, Oregon, According to the official plat thereof on file with the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.....
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4 day of October, 1989;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Blaine Charles Ducat

STATE OF OREGON,
 County of Klamath
October 4, 1989

STATE OF OREGON, County of _____) ss.
 _____, 19____

Personally appeared the above named
Blaine C. Ducat

Personally appeared _____ and
 _____ who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 _____ president and that the latter is the
 _____ secretary of _____

and acknowledged the foregoing instrument to be his voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: 4/1/90

Before me:
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: _____

Blaine C. Ducat
126 Lowell
Klamath Falls OR 97601
 GRANTOR'S NAME AND ADDRESS
Bernice E. Brustol
4775 Frieda
Klamath Falls OR 97603
 GRANTEE'S NAME AND ADDRESS
 After recording return to:
Bernice E. Brustol
4775 Frieda
Klamath Falls OR 97603
 NAME, ADDRESS, ZIP
 Until a change is requested all tax statements shall be sent to the following address.
Bernice E. Brustol
4775 Frieda
Klamath Falls OR 97603
 NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
 County of Klamath

I certify that the within instrument was received for record on the 4th day of Oct., 1989, at 12:43 o'clock P.M., and recorded in book/reel/volume No. M89 on page 18731 or as fee/file/instrument/microfilm/reception No. 6017, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Rauline M. Mulder Deputy

Fee \$8.00

89 OCT 11 PM 12:43

8.00